

Planning Proposal
Primary Schools of the 21st Century
St Patricks Primary School, Macksville

Planning Proposal

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St Patricks Primary School, Macksville

Prepared for: DRA Architects
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Introduction

GeoLINK has been engaged by The Trustees of the Roman Catholic Church to act as Planning and Environmental Consultants for the development of a Catholic primary school at Macksville. The school will be the new campus of St Patricks Catholic Primary School, which is currently located at 78 Wallace Street, Macksville. The existing school site is no longer suitable for the needs of the school as the site:

- is of insufficient size to accommodate necessary upgrades and additions to school buildings to cater for current and predicted pupil numbers;
- contains insufficient open space for the recreational needs of students;
- is segregated/divided by Wallace street severely reducing its functionality as a school and increasing safety risk to students and teachers.

Under the recently gazetted Nambucca Local Environmental Plan (NLEP 2010) the site is zoned RU1 Primary Production. Educational Establishments are permissible with consent in the RU1 Zone. However, subdivision of the site cannot comply with any of the provisions relating to subdivision in NLEP 2010. This Planning Proposal has therefore been prepared in relation to Lot 11 DP 805157, in order to make it permissible to subdivide the land for the purposes of constructing and operating an educational establishment.

A previous Planning Proposal was lodged with Council and considered by the Department of Planning requesting that Council amend Schedule 1 of NLEP 2010 to include a provision to allow for subdivision of lot 11, DP 805157 to create a lot that is the appropriate size for the primary school. The Department of Planning advised Council that although it supports the intent of the it is not supportive of this proposal as Schedule 1 is usually reserved for additional permitted uses and is not intended to facilitate a subdivision that would be otherwise not be permitted. The Department further advised that it considers an amendment to the minimum lot size map as the most appropriate means as achieving the objectives of the planning proposal. Accordingly this amended planning proposal proposes to amend the minimum lot size map to facilitate the subdivision of the land.

Plate 1.1 shows a section of the proposed school site while **Illustration 1.1** shows a site locality plan identifying the subject land. **Appendix A** contains a site plan and perspective views of the school.



Plate 1.1 The site – from the eastern extent of Dudley Street, facing east



Illustration 1.1 The site

Part 1 Proposal Objective

The objective of this Planning Proposal is to amend Nambucca Local Environmental Plan 2010 (NLEP 2010) to enable the subdivision of Lot 11 DP 805157 to create a 3 ha lot for the construction of and use as an educational establishment.



2. Theoretical Background

The purpose of this study is to investigate the effects of the proposed system on the performance of the participants. The study is designed to be a controlled experiment, where the participants are randomly assigned to two groups: the experimental group and the control group. The experimental group will use the proposed system, while the control group will use a standard system. The performance of the participants will be measured using a series of tasks that are designed to test the system's effectiveness.

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Part 2 Explanation of Provisions

Amendment of the Nambucca Local Environmental Plan 2010 lot size map in accordance with the proposed lot size map shown as **Appendix B**, which indicates a minimum lot size of 2 hectares and 10 hectares for different parts of lot 11, DP 805157 Dudley Street Macksville.



Appendix A: The Role of the Teacher

The teacher is the central figure in the classroom, responsible for creating a positive learning environment and facilitating student learning. The teacher's role is to guide, support, and challenge students, ensuring they are engaged and motivated. The teacher also acts as a role model, demonstrating the values and attitudes that are expected of students.

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Part 3: Justification

4.1 Section A – Need for a Planning Proposal

4.1.1 Is the planning proposal a result of any strategic study or report?

There is no strategic study or report that specifically relates to this proposal.

4.1.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed school site is located on Dudley Street, Macksville, described as Lot 11 DP 805157. It is currently a 16.1 ha rural property which is used for small scale cattle grazing purposes. Under the recently gazetted Nambucca Local Environmental Plan (NLEP 2010) the site is zoned RU1 Primary Production. Educational Establishments are permissible with consent in the RU1 zone. In order to develop a school on the site, it is necessary to subdivide the land to create an additional lot of 3 ha with the residual lot being 13.1 ha.

Subdivision requires consent under clause 2.6 of NLEP 2010 except for any of the following:

- widening a public road,
- a minor realignment of boundaries that does not create:
 - additional lots or the opportunity for additional dwellings, or
 - lots that are smaller than the minimum size shown on the Lot Size Map in relation to the land concerned,
- a consolidation of lots that does not create additional lots or the opportunity for additional dwellings,
- rectifying an encroachment on a lot,
- creating a public reserve,
- excising from a lot land that is, or is intended to be, used for public purposes, including drainage purposes, rural fire brigade or other emergency service purposes or public toilets.

The required subdivision is not for any of these purposes.

Clause 4.1 Minimum Subdivision Lot Size states that *'the size of any lot resulting from a subdivision of land to which this clause applies is not to be less than the minimum size shown on the Lot Size Map in relation to that land'*. The subject site falls within the 40 ha minimum area on the Lot Size Map. The required subdivision therefore does not meet this Principle Development Standard.

Clause 4.2 Rural Subdivision states that the land zoned RU1 may, with consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land. The proposed lot is not for Primary Production so the land cannot be subdivided under this clause.

Clause 4.6 Exceptions to Development Standards states that consent may be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, Clause 4.6 (6) states that consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production (and other specified zones) if the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard or the

subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard. The proposal will result in both lots being less than 90% of the minimum lot size and therefore cannot comply with provisions of this clause.

As such the provisions of NLEP 2010 prevent the subdivision of Lot 11 DP 805157 to create an additional lot to accommodate the school.

There are a number of ways that NLEP 2010 could be amended to allow the required subdivision which include:

- Amending the Clause relating to Rural Subdivision to allow for a 'special purpose' lot that could be created for use such as a school but not qualify for a dwelling entitlement. This is a standard clause and amendment to it would need to be considered as part of a holistic state wide review as it may have implications in other Local Government Areas (LGA);
- Amending Schedule 1 of NLEP 2010 to allow for subdivision of lot 11, DP 805157 to create a lot that is the appropriate size for the primary school. This has been previously proposed to the Department of Planning which advised that is not supportive of this proposal as Schedule 1 is usually reserved for additional permitted uses and is not intended to facilitate a subdivision that would be otherwise not be permitted.
- Amend the minimum lot size map to reduce the minimum lot size for the subject land to allow for subdivision of a 3 hectare parcel of land to facilitate the construction of the school.

The Department of Planning has advised that it supports the intent of the previous planning proposal but considers an amendment to the minimum lot size map as the most appropriate means as achieving the objectives of the planning proposal. Accordingly this amended planning proposal proposes to amend the minimum lot size map of NLEP 2010.

4.1.3 Is there a community benefit?

The development of this school will have a significant economic and social benefit to the community of Macksville and the surrounding towns and centres. The project will be funded by a number of funding programs including the Building the Education Revolution Program, an initiative of the Commonwealth Government and the Catholic Church.

In particular, the development of a new Catholic school at Macksville is part of the Primary Schools for the 21st Century program (P21). P21 has provided funding to all eligible primary schools (which includes Catholic schools), special schools and K-12s (primary component), for the building or renewing of large scale infrastructure works including libraries, multi-purpose halls and new classrooms.

The project will cost approximately \$8 million which is a significant investment into Macksville and the Nambucca LGA and will result in:

- increased construction and operational jobs;
- increased capacity of the school to accommodate demand for enrolments;
- improved school facilities for students teachers and parents; and
- improved functionality from the existing school site as the new school will be fully integrated and purpose designed.

The current and predicted demand for enrolments at St Patricks cannot be accommodated on the existing site and the Parish has been looking for a suitable site for the past 5 years. The parish has investigated over 20 sites over this timeframe and has found it very difficult to find an appropriate site. The selected site is in proximity to the centre of Macksville, is adjacent to existing recreational and other facilities which will be very compatible to the functioning of the school.

4.2 Section B – Relationship to Strategic Planning Framework

4.2.1 Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

The applicable regional strategy is the Mid North Coast Regional Strategy. This strategy reflects the work contained in current local council settlement strategies as well as setting regional parameters for future strategic planning.

The strategy identifies Macksville as a major town and providing for new, improved and expanded school facilities within Macksville will strengthen its role as a major town. It does not identify Lot 11 DP 805157 as a growth area, a proposed future urban release area or proposed employment lands. The land falls within the "environmental assets and rural land, national parks and state forests" land use category. It is therefore considered that the Planning Proposal is generally consistent with the Mid North Coast Regional Strategy.

4.2.2 Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Nambucca Shire Council has prepared and adopted the Nambucca Shire Structure Plan. That Structure Plan identifies Macksville as the main administrative centre in the Shire, with an expanded commercial core and additional mixed use / tourist facilities along the waterfront taking better advantage of Nambucca River views. Extension of the existing urban settlement is recommended. The Structure Plan identifies the area to the east of the existing settlement, including Lot 11 DP 805157 as proposed/potential rural residential area.

The Structure Plan refers to employment lands demand modelling, prepared for Council by Hill PDA. That modelling predicts there will be a demand for an additional 10.9 ha for health and community services. The Strategy advises that this can be provided in existing commercial/business zones in Macksville and Nambucca Heads and within the future urban areas. Demand for new educational facilities may be accommodated within existing settlements, in areas identified close to Macksville and in the future urban areas of Scotts Head, Boggy/Cow Creeks and Valla Beach.

The Structure Plan refers to an objective of State Environmental Planning Policy (North Coast Environmental Plan) which is to provide a high level of health and education facilities in the region. Nambucca Shire Council has an objective to establish the Shire as a "Learning Shire".

The Structure Plan includes a map that highlights land within Macksville that has manageable environmental constraints. Lot 11 DP 805157 is not identified on that map. The primary environmental constraint identified for Macksville is flooding. It is therefore considered that the Planning Proposal is generally consistent with the Nambucca Shire Structure Plan.

4.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

Several State Environmental Planning Policies (SEPPs) would apply to future development on the site. These are identified and discussed below.

SEPP 14 Coastal Wetlands

The aim of this policy is to ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the State. There are no SEPP 14 wetlands in proximity to the site.

SEPP 26 Littoral Rainforests

The aim of this Policy is to provide a mechanism for the consideration of applications for development that is likely to damage or destroy littoral rainforest areas with a view to the preservation of those areas in their natural state. There are no SEPP 26 rainforests in proximity to the site.

SEPP 44 Koala Habitat Protection

The subject land does not contain any koala food trees. It would not, therefore, be considered potential koala habitat as defined in this SEPP.

SEPP 71 Coastal Protection

Lot 11 DP 805157 is within the coastal zone, as defined by the *Coastal Protection Act 1979* and therefore the provisions of SEPP 71 apply. Clause 8 of SEPP 71 sets out the matters to be considered for any development within the coastal zone. These matters are stated and addressed in **Table 4.1** below.

Table 4.1 SEPP 71 Compliance

Sub-clause	Matters for Consideration	Comment	Complies
(a)	<i>Aims of SEPP No.71</i>	The development is consistent with the policy objectives.	Yes
(b)	<i>Maintain existing public access to coastal foreshore</i>	The proposal will not alter the existing arrangement for access to the foreshore of the Nambucca River.	Yes
(c)	<i>Opportunities to provide public access to foreshore areas</i>	The development does not propose providing new public access to foreshore areas.	Yes
(d)	<i>The suitability of the development given its type, location and design</i>	The development of a school on the site would be a suitable land use, given that it is in direct proximity to the primary residential area of Macksville.	Yes
(e)	<i>Detrimental impacts on coastal amenity</i>	The proposal will not result in any detrimental impacts on the amenity of the coastal foreshore.	Yes
(f)	<i>Protection of the coasts scenic qualities</i>	The proposed development will not be seen from the broader area as the site is relatively flat. The development that is proposed does not have poor visual amenity.	Yes
(g)	<i>Measures to protect threatened plant and animal species</i>	There are no threatened species identified on the site.	Yes
(h)	<i>Measures to conserve threatened fish species</i>	Subject to the implementation of appropriate construction management practices, no threatened fish species would be affected by the proposal.	Yes
(i)	<i>Impacts on wildlife corridors</i>	The proposal will not have any impacts upon wildlife corridors.	Yes
(j)	<i>Coastal processes and coastal hazards</i>	The site is landward of the 100 year coastal hazard line.	Yes

Sub-clause	Matters for Consideration	Comment	Complies
(k)	<i>Conflicts between land-based and water-based coastal activities</i>	All components of the diary have been designed to ensure there will be no adverse impacts, particularly on the Bellinger River.	Yes
(l)	<i>Measures to protect matters of Aboriginal cultural significance</i>	The site is currently cleared and there are no known items of Aboriginal Heritage significance.	Yes
(m)	<i>Impacts on water quality of coastal water bodies</i>	The quality and flow of stormwater would be managed within the site by a variety of measures. There would be no adverse impact on the water quality in the Nambucca River.	Yes
(n)	<i>Preservation of items of heritage significance</i>	No items of heritage significance are known to occur on the site.	Yes
(o)	<i>Preparation of draft LEPs</i>	Not applicable	NA
(p)	<i>Cumulative impacts and energy use</i>	Energy usage will be minimised by the use of passive solar access, natural ventilation, the use of lightweight materials with low embodied energy and thermal massing.	Yes

SEPP Major Development

This SEPP consolidates criteria and identifies development, which are 'State Significant'. The development of the site post rezoning would not be categorised within this SEPP as a project to which Part 3A of the Act applies, nor would it be categorised as Regional Development.

SEPP Rural Lands

This SEPP provides for the protection of agricultural land that is of State or regional significance. The majority of the site has been mapped by Nambucca Shire Council as regionally significant farmland. The SEPP contains specific provisions that relate to the assessment of a development applications over rural land. It does not contain provisions for planning proposals.

The SEPP contains the following rural planning principles:

- the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas.*
- recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State.*
- recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development.*
- in planning for rural lands, to balance the social, economic and environmental interests of the community.*
- the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land.*

- f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities.
- g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing.
- h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The proximity of the land to existing residents, with little or no opportunity for buffering, would limit the scope of agricultural pursuits on the site, given the potential for future land use conflicts. The proposed presence of the school's sports fields, in the southern half of the site, can provide a buffer to the southern residue land, which will remain rural with small scale cattle grazing. Using the remaining 13.1 ha of the site for low-intensity rural purposes would make use of the agricultural potential of the land in a manner that minimises conflicts, given that uses would need to be, by virtue of available area, quite small in scale.

4.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Directions made under section 117 of the *Environmental Planning and Assessment Act 1979*, issued on 1 July 2009, which are relevant to the site, are identified and addressed in **Table 4.2** below.

Table 4.2 Section 117 Directions

Direction No.	Objective	Consideration
No. 1.2 – Rural Zones	A planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Department of Planning that the provisions of the planning proposal that are inconsistent are: (a) justified by a strategy which: (i) gives consideration to the objectives of this direction; (ii) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (iii) is approved by the Director-General of the Department of Planning.	This planning proposal does not seek to rezone land. Rather, it seeks to make the subdivision of Lot 11 DP 805157 permissible with consent, solely for the purpose of developing a new school. Educational Establishments are permissible in the RU1 Primary Production and therefore on the site.

Direction No.	Objective	Consideration
No. 1.5 – Rural Lands	A planning proposal must be consistent with the Rural Planning Principles listed in <i>SEPP Rural Lands</i>. A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Department of Planning that the provisions of the planning proposal that are inconsistent are justified by a strategy which: (a) gives consideration to the objectives of this direction; (b) identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and (c) is approved by the Director-General of the Department of Planning.	See above. The proposal is consistent with the Rural Planning Principles and Rural Subdivision Principles listed in SEPP Rural Lands.
No. 2.2 – Coastal Protection	To implement the principles in the NSW Coastal Policy.	See above. The school development proposed for the site will comply with SEPP 71 Coastal Protection and the NSW Coastal Policy.
Direction No.3.4 – Integrating Land Use and Transport	To ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: ▪ improving access to housing, jobs and services by walking, cycling and public transport; ▪ increasing the choice of available transport and reducing dependence on cars; ▪ reducing travel demand including the number of trips generated by development and the distances travelled, especially by car; ▪ supporting the efficient and viable operation of public transport services; and ▪ providing for the efficient movement of freight.	The site is easily accessible on foot or by bicycle, being approximately 1 km from the town centre and up to 2 km from the majority of dwellings in Macksville. It is the closest greenfield site to the Macksville town centre available for the construction of a new school. The school will support the existing public transport network by increasing its user base.
No.4.1 – Acid Sulfate Soils	To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	An acid sulfate soils assessment has been prepared as part of a preliminary geotechnical investigation into the site. This report can be found at Appendix C .

Direction No.	Objective	Consideration
No. 4.3 – Flood Prone Land	To ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual, 2005. To ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	A flood assessment has been prepared for the subject site (refer to Appendix D). The 1% AEP flood level, as identified within this flood study, has been adopted as the appropriate flood planning level for the development of the site.
No. 5.1 – Implementation of Regional Strategies	Planning proposals must be consistent with a regional strategy released by the Minister for Planning.	The proposal is subject to the Mid North Coast Regional Strategy. It does not identify the site as a growth area, a proposed future urban release area or proposed employment lands. The land falls within the "environmental assets and rural land, national parks and state forests" land use category. The strategy identifies Macksville as a major town and providing for new, improved and expanded school facilities within Macksville will strengthen its role as a major town.
No. 5.3 – Farmland of State and Regional Significance on the NSW Far North Coast	To ensure that the best agricultural land will be available for current and future generations to grow food and fibre. To provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning. To reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.	The site is identified as being regionally significant farmland. Land use conflicts will be reduced through the design of the proposed school. The NSW Department of Primary Industries guideline <i>Living and Working in Rural Areas</i> will be used to identify required buffer distances and identify mitigation measures to reduce land use conflicts.

4.3 Section C – Environmental, social and economic impact

4.3.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The site of the proposed school is vacant, has no vegetation and has been used for small scale grazing for many years. The site has been substantially modified from its natural state and it is highly unlikely that any critical habitat or threatened species, populations or ecological communities, or their habitats exist on the site.

4.3.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Flooding

The Nambucca River is located approximately 50 m from the site, and 150 m from the proposed northern boundary of the school property. The site is subject to flooding from this River.

A flood assessment has been undertaken by de Groot and Benson Pty Ltd to support this Planning Proposal. That assessment can be found at **Appendix D**.

The assessment has identified that the site is located in the floodplain and has existing ground levels of around 1.9 m AHD and 2.0 m AHD. The Q100 level adopted by Nambucca Shire Council is around 3.4 m AHD. Recent studies undertaken for the Pacific Highway upgrade at Macksville have the Q100 level at 3.77 m AHD.

To ensure the safety of students, it is proposed to construct all school buildings to have finished floor levels of 3.95 m AHD. This is Council's adopted Q100 level, plus a 400 mm freeboard. The buildings are proposed to be constructed on mounds.

The flood assessment quantifies the impact of filling the site to create building mounds. It concludes that the proposed filling will not impact on flood levels in the area.

A Flood Response Plan will be prepared and this will be lodged with relevant local authorities such as the SES, Council, local police and Fire Brigade.

Ground Settlement

A Preliminary Geotechnical Investigation into the site has been carried out by Coffey Geotechnics (refer **Appendix C**). The aims of the study were to provide a discussion and preliminary advice on:

- potential for ground settlement under proposed site filling to raise the site above the 1 in 100 year flood level;
- Site Classification to AS2870-1996;
- alternative footing types and founding levels, including recommendations as to allowable bearing pressure and data to assess expected settlements;
- groundwater aggressivity to buried structural elements; and
- Acid Sulphate Soils (ASS) assessment.

Preliminary site assessments have been carried out, including sampling. Geotechnical issues that have been found likely affect the development are:

- settlement of the soft and firm clay layers under the loads imposed by the proposed fill and buildings;
- possible shrink/swell movement from either the natural clay soils or the proposed controlled fill depending on the type of fill placed at the site; and
- bearing capacity of the founding materials.

It has been found that the site is underlain by deep soft soils that will undergo significant settlement under the load applied by additional site filling and construction of the structures. The settlement will take several years to occur and will continue as secondary settlement for even longer unless the site is preloaded with additional fill and the rate of settlement increased with the assistance of vertical wick drains installed through the soft clay. Following such site preparation the structures may be supported on surface footings or raft slabs.

Alternatively the structures could be supported on piles founded below the soft soils but designed for the negative skin friction from the settling soil produced by the placement of fill.

Based on the preliminary ASS assessment, should excavations be required for the installation of services or piles or the like, then excavated marine soils will require lime treatment.

Traffic Noise

A preliminary acoustic investigation has been carried out on the proposal to develop a school at Lot 11 DP 805157 (refer to **Appendix E**). Nuisance from noise is potentially an issue at this site due to the proposed future realignment of the Pacific Highway, which is approximately 375 m to the east of the proposed school property. In this location, the Pacific Highway is proposed to be constructed on fill, gradually increasing in height to pass over the Nambucca River.

At the proposed set back distance, it is not considered that traffic noise in general outdoor play areas will be unacceptable. However, it is noted that there is a proposed outdoor learning area in the draft site layout of the school, which is positioned as far away as practicable towards the western side of the site. Additionally, associated with each classroom is a covered outdoor learning area. Some impacts from traffic noise may be encountered in these areas.

Ideally, in planning the school it would be preferable to use school buildings other than classrooms (administration, school halls etc) to shield these outdoor learning areas as much as practicable. It is also desirable to use the classroom buildings to provide shielding to quieter "courtyard" areas beyond. However, with such a relatively large site this may not be ideal for other reasons.

For classrooms closest to the proposed highway it may be sensible to reorient the classrooms which have the outdoor learning areas facing east towards the road, subject to issues like solar access. Whilst reducing internal noise levels can always be provided by improving the sound reduction of the facade elements and roof, it is not desirable in this climate to shut windows and require air-conditioning.

If windows need to be shut, at times, then alternative air paths to provide fresh air need to be considered. However, these can be designed such that the openings do not face the road or can be acoustically "shielded" to allow air movement and at the same time attenuate noise.

A further noise assessment was requested by Council and has been prepared by Wilkinson Murray and is attached as **Appendix F**. The additional noise assessment looks at all impacts to and from the school. The report indicates that operational noise is predicted to comply with relevant criteria for all considered operating scenarios for the school. The report indicates that traffic noise generated by the development is predicted to exceed relevant goals at some receivers along East St and Partridge St during peak traffic periods before and after school hours. However these goals do not constitute mandatory performance requirements but rather provide guidance for consideration of road traffic noise. The Wilkinson Murray report further indicates that given the context of the development and the fact that these exceedances will occur at peak traffic times shortly before and after school hours, it considers that the traffic noise levels are acceptable in the circumstances. The Wilkinson Murray report also predicts that construction noise will exceed goal levels during some phases of construction, however these can be mitigated with the mitigation measures proposed within the report.

Contamination

The subject land has historically been used for cattle grazing. Based on an analysis of historical photographs and previous use, it appears unlikely that any source of contamination would have impacted on the site.

4.3.3 How has the planning proposal adequately addressed any social and economic effects?

The development of a Catholic primary school at Macksville will result in social and economic benefit to the town by way of:

- improved educational facilities;
- increased investment;
- strengthening Macksville's role as a Major Town on the Mid North Coast; and
- ensuring a better use of existing recreational facilities that adjoin the site.

4.4 Section D – State and Commonwealth Interests

4.4.1 Is there adequate public infrastructure for the planning proposal?

The Planning Proposal will result in the development of a school which will replace the existing school with increase capacity for students. This will assist in providing educational facilities for the Nambucca LGA. There is sufficient capacity in the existing local services (water, sewer, telecommunications and electricity) to cater for the school. Therefore the proposal will not result in a significant increase in demand for infrastructure.

4.4.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section of the planning proposal will be completed following consultation with the State and Commonwealth Public Authorities identified in the gateway determination. This section will summarise any issues raised by public authorities not already dealt with in the planning proposal, and will address issues as required.

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Part 4: Community Consultation

In accordance with *A Guide to Preparing Local Environmental Plans* (Department of Planning, 2009) the gateway determination will specify the community consultation that must be undertaken on the planning proposal. This consultation will occur in accordance with the determination.



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Conclusion and Recommendations

This proposal to develop a 3 ha portion of Lot 11 DP 805157 for use as a Catholic primary school is required due to the current school site not being suitable for the future needs of the school. The current and predicted demand for enrolments at St Patricks cannot be accommodated on the existing site and accordingly the Parish has been looking for a suitable site for the past 5 years. The parish has investigated in excess of 20 sites over this timeframe and has found it very difficult to find a suitable site. The selected site is located in proximity to the centre of Macksville and is adjacent to existing recreational and other facilities which will be very compatible to the functioning of the school.

An analysis of potential environmental constraints, including flooding, acoustics and geology has been carried out. The results of this analysis indicate the site is suitable for the construction of and use as a school. The Planning Proposal is also consistent with strategic and statutory planning framework that applies to the site.

The objective of the Planning Proposal is to allow for the subdivision of Lot 11 DP 805157 to create a 3 ha lot for use as an educational establishment. It is considered that amending the minimum lot size map of the Nambucca Local Environmental Plan 2010 is the most appropriate way for the proposal to proceed. It is therefore recommended that the minimum lot size map of the Nambucca Local Environmental Plan 2010, in accordance with the proposed minimum lot size map (**Appendix B**) be amended.



Simon Waterworth

Senior Planner / Principal



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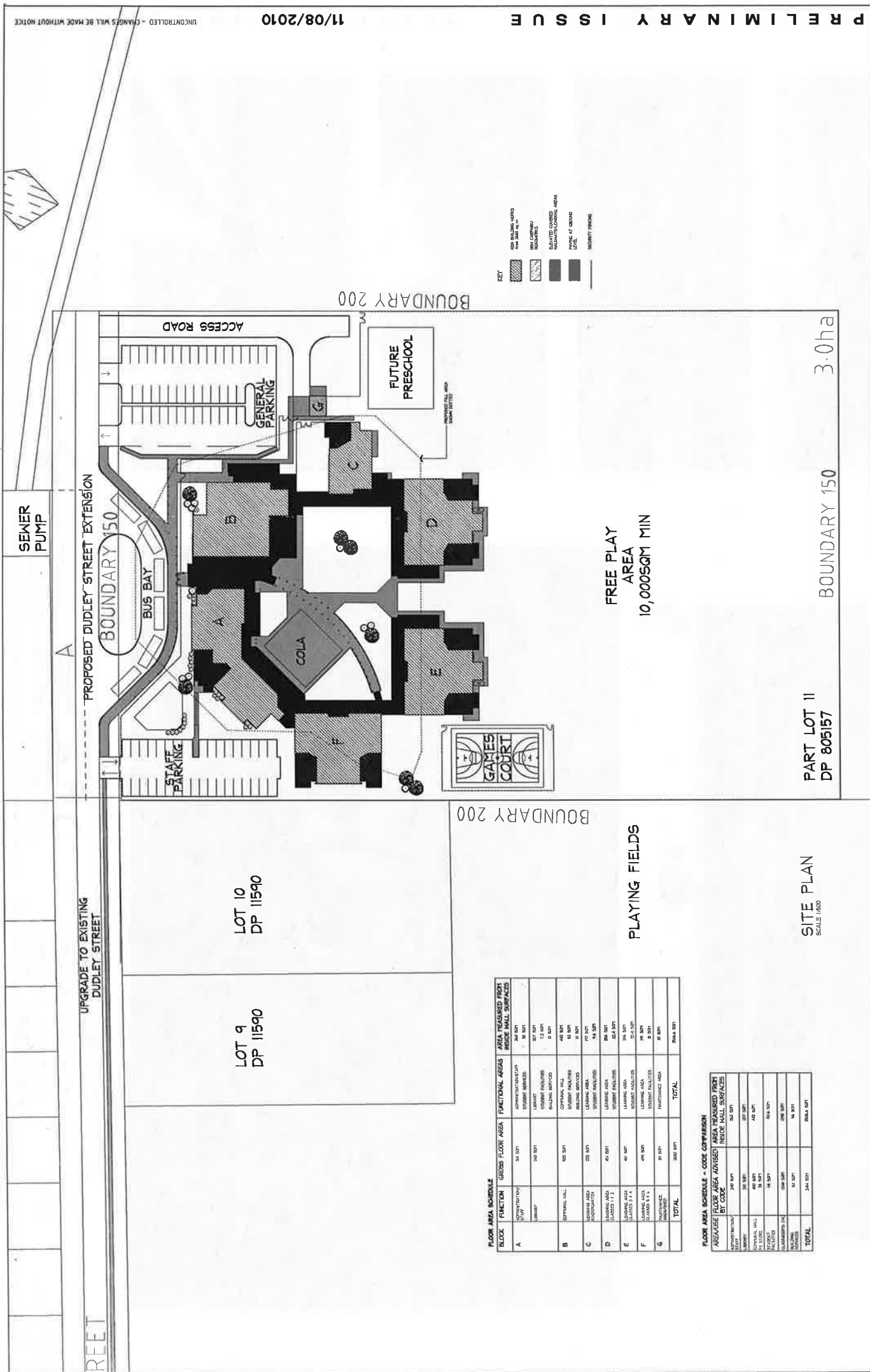


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Appendix A

Site Plan and Perspective Views



FLOOR AREA SCHEDULE - CODE COMPARISON

BLK	FUNCTION	GRASS FLOOR AREA	FUNCTIONAL AREAS	AREA MEASURED FROM INSIDE WALL SURFACES
A	CONSTRUCTION SITE	34.50m ²	CONSTRUCTION SITE	34.50m ²
B	LABORATORY	248.50m ²	LABORATORY	248.50m ²
C	GENERAL HALL	103.50m ²	GENERAL HALL	103.50m ²
D	LABORATORY	228.50m ²	LABORATORY	228.50m ²
E	LABORATORY	40.50m ²	LABORATORY	40.50m ²
F	LABORATORY	491.50m ²	LABORATORY	491.50m ²
G	LABORATORY	31.50m ²	LABORATORY	31.50m ²
TOTAL		1000.00m ²		1000.00m ²

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TOTAL		1000.00m ²		1000.00m ²

**ST PATRICKS
PRIMARY SCHOOL**
PART LOT 11 DP 805157
DUDLEY STREET, MACKSVILLE

DRA
architects

Adam Bonetto
Warren Shanks
and Associates
Architects
105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 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3577, 3579, 3581, 3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601, 3603, 3605, 3607, 3609, 3611, 3613, 3615, 3617, 3619, 3621, 3623, 3625, 3627, 3629, 3631, 3633, 3635, 3637, 3639, 3641, 3643, 3645, 3647, 3649, 3651, 3653, 3655, 3657, 3659, 3661, 3663, 3665, 3667, 3669, 3671, 3673, 3675, 3677, 3679, 3681, 3683, 3685, 3687, 3689, 3691, 3693, 3695, 3697, 3699, 3701, 3703, 3705, 3707, 3709, 3711, 3713, 3715, 3717, 3719, 3721, 3723, 3725, 3727, 3729, 3731, 3733, 3735, 3737, 3739, 3741, 3743, 3745, 3747, 3749, 3751, 3753, 3755, 3757, 3759, 3761, 3763, 3765, 3767, 3769, 3771, 3773, 3775, 3777, 3779, 3781, 3783, 3785, 3787, 3789, 3791, 3793, 3795, 3797, 3799, 3801, 3803, 3805, 3807, 3809, 3811, 3813, 3815, 3817, 3819



ST PATRICKS
PRIMARY SCHOOL
PART LOT II DP 805157
DUDLEY STREET, MACKSVILLE

DRA
architects

Adrian Borsato Western Suede
NEW 47.5 OLD 30.53 NEW 60.38 OLD 30.53
A9412 038 1029 357

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Drawing: **PERSPECTIVE VIEWS**

scale	AS SHOWN	date	11/08/2010
approved	AB	drawn	LM

job No 07009-DA#2-B drawing number revision